

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** C. Sjogren

**Case #:** 89-R-03

**Date:** September 9, 2003

**Comments:**

1. Engineering's comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project  
Name:** C. Sjogren

**Case #:** 89-R-03

**Date:** September 9, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location

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**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project  
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**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project  
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**Date:** September 9, 2003

**Comments:**

1. Provide the sizes of the existing trees and palms.
2. Indicate requirements for irrigation.
3. Provide palms in the landscape areas on either side of the parking to satisfy street tree requirements.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
5. Signoff plans to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Kevin Erwin  
954-828-6534

**Project Name:** C. Sjogren

**Case #:** 89-R-03

**Date:** September 9, 2003

Site Plan Level III / ROC / Change of Use residential to office

**Comments:**

1. This is a new use and must meet all current code requirements.
2. This project requires site plan level III review; a separate application and fee are required for Planning and Zoning Board review.
3. Provide a point-by-point text narrative outlining how this project complies with Sec. 47-20.15.4 Backout Parking. Provide all supporting documentation as required by this Sec.
4. The parking requirements for this use are five spaces; only four are shown on the site plan.
5. Provide a photometric diagram for the proposed parking area.
6. Discuss drainage requirements with the Engineering Rep.
7. Indicate the site triangles on the site and landscape plans.
8. Discuss VUA landscaping requirements with the Landscape Rep.
9. Discuss signage with Zoning Rep.
10. Provide a point-by-point narrative outlining compliance with Sec 47-25.2 Adequacy.
11. Provide a point-by-point narrative outlining compliance with Sec 47-25.3 Neighborhood Compatibility.
12. Respond to the DRC comments within 90 days or further review may be required.
13. Additional comments may be forthcoming.

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**Division:** Police

**Member:** Det. Gary J. Gorman  
954-828-6421

**Project  
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**Comments:**

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. All entry doors and locking devices will have sufficient security rating.
4. Will entry doors have a secondary locking device?
5. Will the overhead garage door have a secondary locking device?
6. Will this building have a perimeter security system to include glass break detection and panic buttons for emergency conditions??
7. Will CCTV be used to monitor the waiting/reception area?
8. All landscaping should allow full view of location.
9. Will there be sufficient exterior perimeter lighting?
10. Are there any provisions for a handicap entry ramp? It is unclear from plans provided. Also there were NO provisions for handicap restrooms.
- 11. Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** C. Sjogren

**Case #:** 89-R-03

**Date:** September 9, 2003

**Comments:**

1. The propose change in use from residential to office requires a site plan level III review.
2. Parking for professional office is at a rate of 1/250 gfa equates to five (5) parking spaces, the site plan proposed only indicates four (4) spaces. An application for a parking reduction pursuant to section 47-20.3 is required prior to Planning and Zoning Board hearing.
3. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
4. Additional comments may be discussed at DRC meeting.